

Before the Board of Zoning Adjustment, D. C.

Application No. 11837 of Permanent Financial Corporation, for special exception under Section 4101.42 of the Zoning Regulations to permit SP office space on part of the first basement and the second floor at 1325 18th Street, N. W., Lot 79, Square 158.

HEARING DATE: February 19, 1975

EXECUTIVE SESSION: February 25, 1975

FINDINGS OF FACT:

1. The subject property is located entirely within an SP district on the east side of 18th Street, N.W. in an area of other SP office uses and across the street from the C-3-B zoning district.

2. The building is an existing ten-story brick combination office and apartment condominium structure.

3. In BZA Application No. 11345 this Board approved portions of the first floor and first basement floor for office space for Special Purpose tenants with direct access from 18th Street.

4. This application seeks approval of SP office uses under Section 4101.42 for the remaining portion of the first floor not approved previously for such use and for the second floor. The purpose of the request is to permit the optional usage of such space for either SP office or residential use.

5. The marketing and managing agent for the condominium building has received requests from prospective purchasers of condominium units for the option of having SP office space in the same building on the lower levels. The recorded Declaration of Condominium restricts the optional usage of residential or professional office use to the first and second floors.

6. The marketing experience for the building indicates that first floor ground space is not as desirable for residential purposes as it is for professional office use.

7. The building is in close proximity to access to the Depont Circle Metro stop and within excellent access to other public transportation on the major arteries of Connecticut, Massachusetts and New Hampshire Avenues.

8. The incremental area of optional SP office use (approximately 19,100 square feet) will not create dangerous or otherwise objectionable conditions. Access to the building is principally from 18th Street.

9. There are three building levels below grade; approached by a ramp from 18th Street and connected internally by a ramp from level to level, containing parking spaces on the first for 124 cars and additionally there will be access to the loading berths through the alley leading to the site from 17th Street. Eighteenth Street is one-way north bound.

10. No exterior changes to the building will be made and the proposed SP uses will be located entirely within the building at or below the second floor.

11. The Department of Highways and Traffic has submitted a report stating that the Department has no objection to the granting of this application.

12. This Board has granted similar requests for extensions of SP uses at or below the second floors in other SP apartment buildings.

#### CONCLUSIONS OF LAW:

The Board concludes that the approval of the option to use the full first and second floors of the existing condominium building meets the provisions of Section 4101.42. The uses would be in harmony with other uses in the area and would create no dangerous or otherwise objectionable traffic conditions. Further, the Board finds that the uses harmonize with the intent and purpose of the Zoning Regulations and Maps and will not tend to adversely affect neighboring property in accordance with such regulations and maps.

ORDERED:

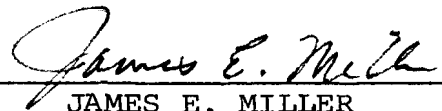
That the above application be GRANTED.

VOTE:

3-0 (Mr. Scrivener and Mr. Klauber not voting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: 6/11/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.